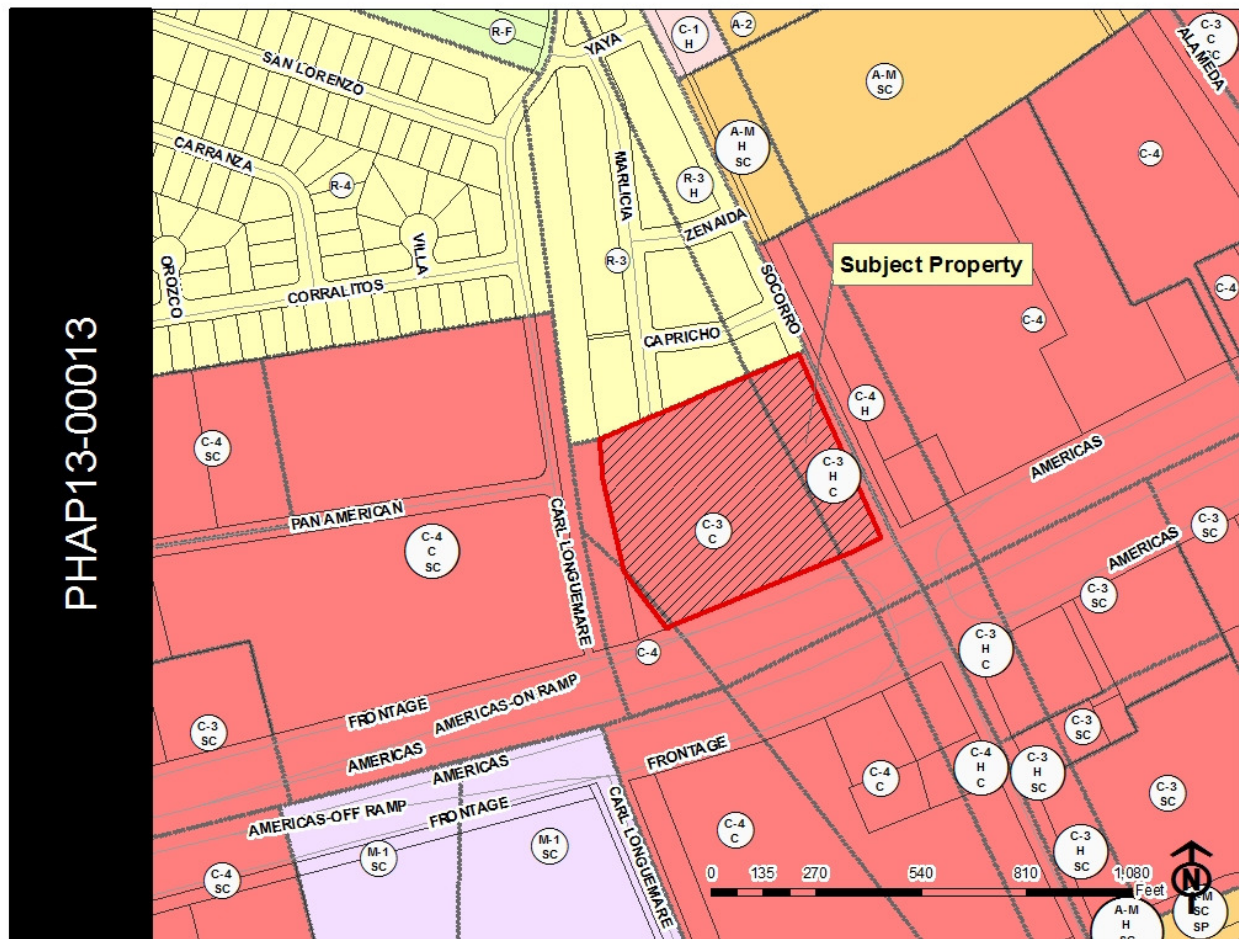




PHAP13-00013

Date: June 24, 2013
Application Type: Certificate of Appropriateness
Property Owner: Mimco, Inc.
Representative: PSRBB Commercial Group, Inc.
Legal Description: Block 1, South Americas Estates Lot 1, City of El Paso, El Paso County, Texas.
Historic District: Mission Trail
Location: 301 S. Americas
Representative District: #6
Existing Zoning: C-3/H/C (Commercial/Historic/Condition)
Year Built: N/A
Historic Status: N/A
Request: Certificate of Appropriateness for new construction, landscaping, sidewalk installation, and parking.
Application Filed: 6/10/2013
45 Day Expiration: 7/25/2013

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for new construction, landscaping, sidewalk installation, and parking.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Mission Trail Historic District Design Guidelines recommend the following:

- Storefront finish should be fabricated from adobe, masonry, or frame covered with stucco.
- For multi-tenant buildings, one sign is allowed for each storefront tenant.
- New structures should respect the integrity of existing buildings. Existing historic structures and streetscapes need be taken into consideration before designing new infill construction. Setbacks, proportion, rhythm, and building elements should all be addressed.
- Sidewalks within the Mission Trail Historic District are limited. This is due, in part, to the fact that the area is primarily rural. Almost all of the sidewalks are made of concrete; however, other alternatives exist. Brick and stone pavers are available in a wide assortment of colors and patterns and can contribute to the overall enhancement of an area. Exposed stones and pebbles set in concrete are other possibilities to consider as well.
- Use plantings to screen parking areas.
- Planting trees with a combination of shrubs and/or ground coverings can greatly enhance Socorro Road. Properly designed landscaping can set the tone for immediate and surrounding areas.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- Each property will be recognized as a physical record of its time, place, and use.

The modification is that the facades facing Socorro Road have an added feature of a rounded center parapet that is part of the design of the proposed construction so that they will be more in keeping with the historic character of the district.

AERIAL MAP

PHAP13-00013



PROPOSED RETAIL SHOPPING CENTER SITE PLAN

LEGAL DESCRIPTION
ALL OF TRACT 8A, BLOCK 50, VASILETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS

ZONING
C-3, H, C

SETBACKS
FRONT: 0' R 10' WHEN ABUTTING APTRES.
SIDE STREET: 10'
REAR: 10'

LAND AREA
TOTAL: 309,469 SF / 7.10 AC

BUILDING AREA
PROP. BLDG. A: 7,600 SF
PROP. BLDG. B: 10,000 SF
PROP. BLDG. C: 25,055 SF
PROP. BLDG. D: 12,400 SF
PROP. BLDG. E: 8,000 SF
PROP. BLDG. F: 68,255 SF
TOTAL: 309,469 SF / 7.10 AC

PARKING REQ.
BLDG. A: 7,600 SF / 250
BLDG. B: 30 REQ.
BLDG. C: 29 REQ.
BLDG. D: 40 REQ. SF / 250
BLDG. E: 100 REQ.
BLDG. F: 12,400 SF / 250
TOTAL: 6,000 SF / 250

TOTAL PARKING
REQUIRED: 273 SPACES
AVAILABLE: 275 SPACES

LANDSCAPE AREA
309,469 SF - 68,255 SF = 241,214 SF REQ.
241,214 SF REQ. - 225,160 SF AVAILABLE = 16,054 SF AVAILABLE

1645 northwestern drive
suite A
el paso tx 79912
p: 815.877.2020
f: 815.877.2222

psrbb
psrbb
psrbb group inc.
design by design

COMMISSION No.
12-401
DATE: June 10, 2013
SHEET: A10
1 OF 2

LANDSCAPE PLAN

LANDSCAPE ORIENTATION			
ASPECT	AREA (SQUARE FEET)	30°-45°	45°-90°
ASPECT	AREA (SQUARE FEET)	30°-45°	45°-90°
ASPECT	AREA (SQUARE FEET)	30°-45°	45°-90°
1/2" ASPECT	1,000	1,000	1,000
1/4" ASPECT	1,000	1,000	1,000
1/8" ASPECT	1,000	1,000	1,000
1/16" ASPECT	1,000	1,000	1,000
1/32" ASPECT	1,000	1,000	1,000
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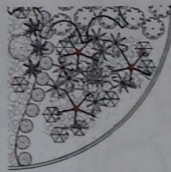
GENERAL NOTES

A. THE CONTRACTOR SHALL VERIFY THE EXISTING LOCATION OF ALL EXISTING AND PROPOSED UTILITIES AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES SHALL BE RELOCATED OR PROTECTED PRIOR TO BEING REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

B. ALL UNPAVED AREAS MUST BE COVERED WITH ROCK/MULCH (UNLESS OTHERWISE SPECIFIED). ALL ROCK MUST BE INSTALLED 1" THICK, 1" BELOW TOP OF CURB UNDER AND WITH ROCK POLYPROPYLENE WEDGED UNDER CURB. CURB SHALL NOT WEIGH LESS THAN 300 LBS PER SQUARE YARD.

C. PAVED AREAS AND/OR
CONCRETE AREAS MUST BE COVERED
WITH 2" THICK POLYPROPYLENE WEDGED
UNDER CURB.

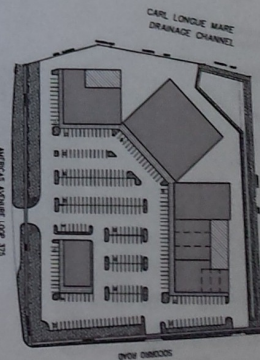
D. PAVED AREAS AND/OR
CONCRETE AREAS MUST BE COVERED
WITH 2" THICK POLYPROPYLENE WEDGED
UNDER CURB.



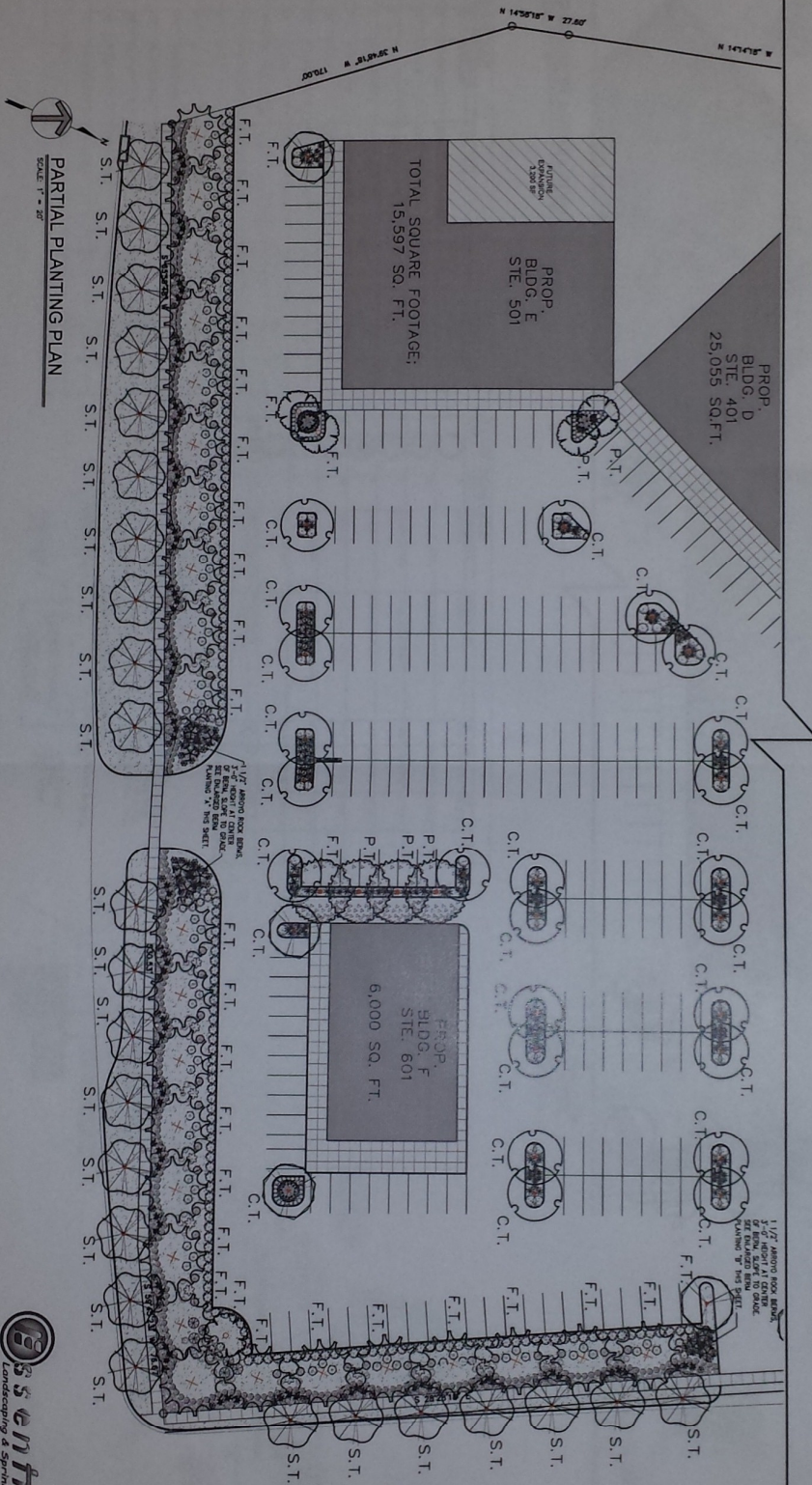
ENLARGED BERM PLANTING "A"




ENLARGED BERM PLANNING: B



KEY PLAN
SCALE: N.T.S.



 **Essential**
Landscaping & Sprinklers, INC.

5505 Rosa
Phone: 533-4111
E-mail: essentials@aol.com

El Paso, Tx 79905

COMMISSION No. 12-401
DATE: May 18, 2013
REVISION _____
SHEET L1

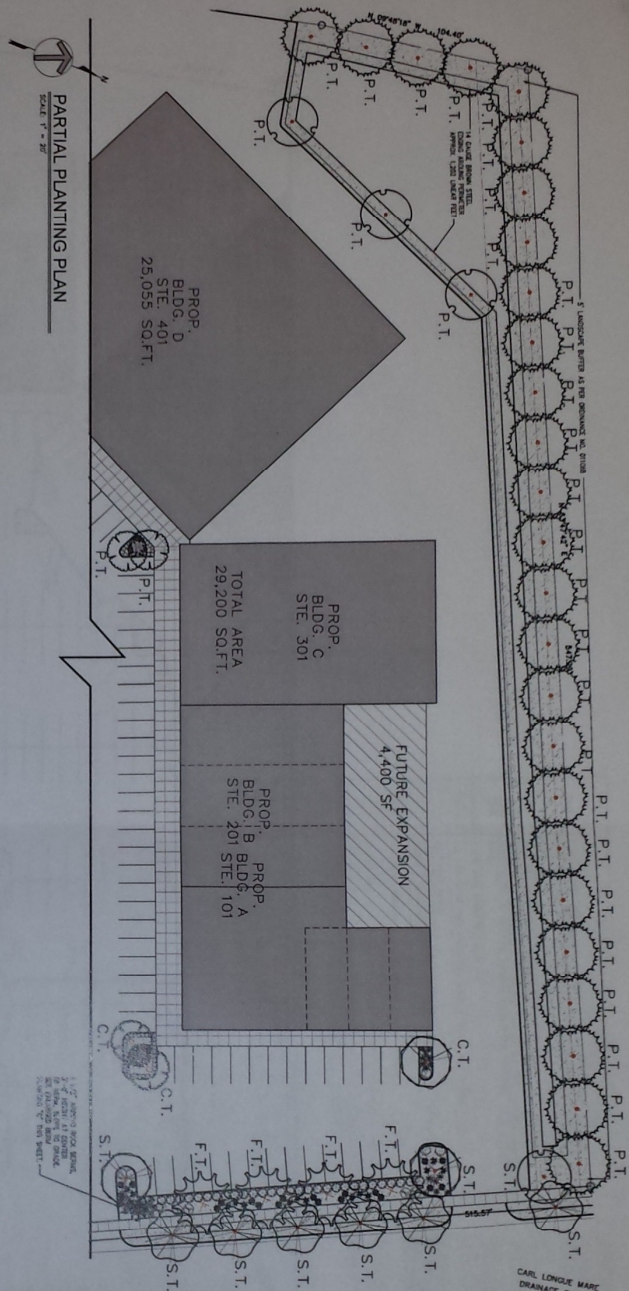


perbb
commercial group inc.
Stronger by design

1845 northwestern drive
suite A
el paso tx 79912
ph:915.877.2020
fx:915.877.2222

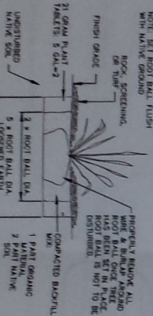
A Proposed Retail Shopping Center at the Intersection of
AMERICAS AVENUE & SOCORRO ROAD

LANDSCAPE PLAN

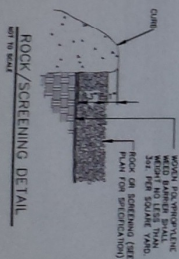


POINT SCHEDULE		TOTAL POINTS	
QUESTION	POINTS	SCORE	PERCENT
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4	10	10	100%
5	10	10	100%
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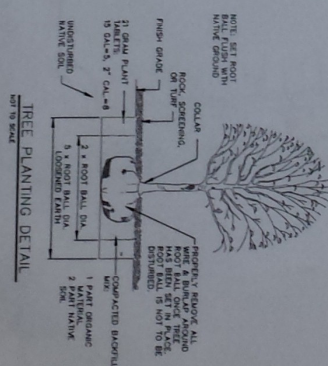
PLANT SCHEDULE		DATE
ITEM	DESCRIPTION	UNIT
1	1" x 1/2" x 1/2" x 1/2"	100
2	1" x 1/2" x 1/2" x 1/2"	100
3	1" x 1/2" x 1/2" x 1/2"	100
4	1" x 1/2" x 1/2" x 1/2"	100
5	1" x 1/2" x 1/2" x 1/2"	100
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9	1" x 1/2" x 1/2" x 1/2"	100
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79	1" x 1/2" x 1/2" x 1/2"	100
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81	1" x 1/2" x 1/2" x 1/2"	100
82	1" x 1/2" x 1/2" x 1/2"	100
83	1" x 1/2" x 1/2" x 1/2"	100



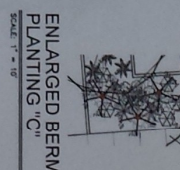
SHRUB PLANTING DETAIL



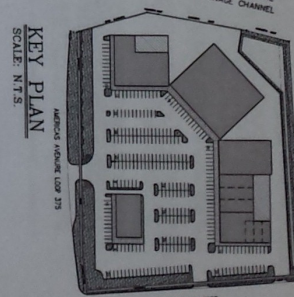
ROCK/SCREENING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL




ENLARGED BERM
PLANTING "C"



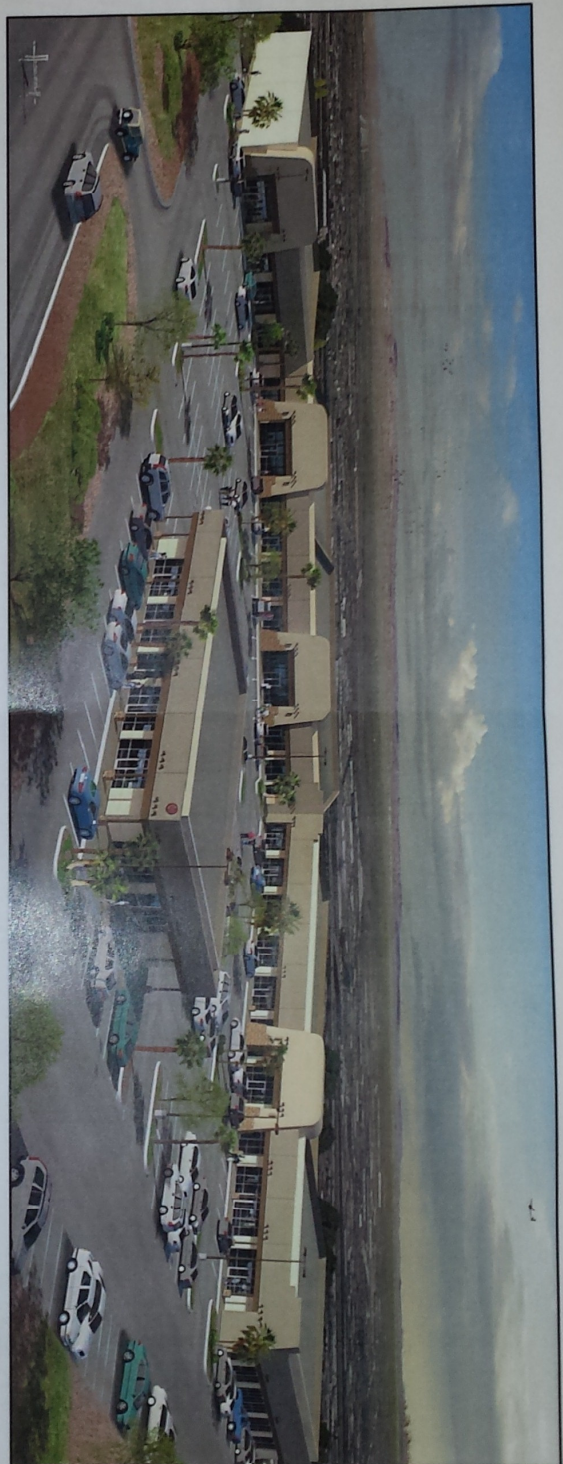
KEY PLAN
SCALE: N.T.S.

A Proposed Retail Shopping Center at the Intersection of
AMERICAS AVENUE & SOCORRO ROAD

 **Essential**
Landscape & Sprinklers, Inc.
5505 Ross
Phone: 533-4111
E-mail: essential@csd.com
El Paso, Tx 79905

COMMISSION No. 12-401
DATE: May 16, 2013
SHEET L2
2 of 4

CONCEPTUAL RENDERING



PROPOSED SHOPPING CENTER

PERSPECTIVE VIEW RENDERING

SHERWIN WILLIAMS - SW 2833
ROOMWOOD CLAY
SHERWIN WILLIAMS - SW 2837
COLONIAL REVIVAL STONE
SHERWIN WILLIAMS - SW 2833
NOTCHED VELLUM
SHERWIN WILLIAMS - SW 2833
COLONIAL REVIVAL STONE

PROPOSED RETAIL SHOPPING CENTER - SOUTH ELEVATION

AS SEEN FROM AMERICAS AVE.

PROPOSED RETAIL SHOPPING CENTER - EAST ELEVATION

AS SEEN FROM SOCORRO RD.

PROPOSED BUILDING "F" - SOUTH ELEVATION

AS SEEN FROM AMERICAS AVE.

PROPOSED BLDG. "F" - EAST ELEVATION

AS SEEN FROM SOCORRO RD.

COMMISSION NO.
13-451
DATE: APRIL 10, 2013
SHEET: A2.0
2 OF 2

parbb
COMMERCIAL DESIGN, INC.
DESIGNED BY DESIGN
1845 NORTHWEST 21ST AVE.
SUITE 4
MIAMI, FL 33156
TEL: 305.877.2828
FAX: 305.877.2828

A Proposed Retail Shopping Center at the Intersection of
AMERICAS AVENUE & SOCORRO ROAD
MIMCO INC.

